

A. U.S. Department of Housing and Urban Development		B. Type of Loan	
FINAL		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA
		3. <input type="checkbox"/> Conv. Unins.	
		4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.
Settlement Statement		6. File Number	7. Loan Number
		201546	041-571993-9
		8. Mortgage Ins. Case No.	
C. Note:	This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals.		
D. Name of Borrower:	Patricia Joanne Kellicker, NKA Patricia Joanne McNeerney, 1241 Thoreau Road, Lakewood, OH 44107		
E. Name of Seller:			
F. Name of Lender:	Homecomings Financial Network, Inc., 27725 Stansbury Blvd, Suite # 375, Farmington Hills, MI 48334		
G. Property Location:	Known as being sublot no. 35 1241 Thoreau Road, Lakewood, OH 44107		
H. Settlement Agent:	Brooklyn Title Agency, Inc. (216) 739-9100	TIN:	34-1809345
Place of Settlement:	4355 Ridge Road, Brooklyn, OH 44144		
I. Settlement Date:	12/27/02	Proration Date:	1/2/03
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	116,173.85	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	116,173.85	420. Gross amount due to seller:	0.00
200. Amounts paid by or in behalf of the borrower:		500. Reduction in amount due to seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	108,000.00	502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209. 1 day of interest credit	23.67	509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	108,023.67	520. Total reduction in amount due seller:	0.00
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	116,173.85	601. Gross amount due to seller (line 420)	0.00
302. Less amount paid by/for borrower (line 220)	108,023.67	602. Less total reduction in amount due seller (line 520)	0.00
303. CASH (X) FROM ( ) TO BORROWER	8,150.18	603. CASH ( ) FROM ( ) TO SELLER	0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide Brooklyn Title Agency, Inc. (216) 739-9100 with your correct taxpayer identification number.

If you do not provide Brooklyn Title Agency, Inc. (216) 739-9100 with your correct taxpayer identification number, you may be subject to civil or criminal penalties.



## HUD-1 Settlement Statement Pg 2 of 2

700. Total sales/broker commissions		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701.	\$		
702.	\$		
703.	Commission paid at settlement		
704.			
800. Items payable in connection with loan:			
801.	Loan origination fee to OMC Lending, Inc.	2,804.00	
802.	Loan discount to OMC Lending, Inc. (1%)	1,080.00	
803.	Appraisal fee		
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage insurance application fee		
807.	Assumption fee		
808.	Underwriting Fee to Homecomings Financial Network, Inc.	225.00	
809.	Tax Service Fee to Homecomings Financial Network, Inc.	85.00	
810.	Closing Fee to Homecomings Financial Network, Inc.	150.00	
811.	Flood Certification to Homecomings Financial Network, Inc.	10.50	
812.	Administration Fee to OMC Lending, Inc.	250.00	
813.	Processing Fee to OMC Lending, Inc.	545.00	
814.	Broker Fee from HF to OMC Lending, Inc.	POCL 2430.00	
900. Items required by lender to be paid in advance:			
901.	Interest from		
902.	Mortgage insurance premium for		
903.	Hazard insurance premium for 1 yrs. to All State	372.00	
904.			
905.			
1000. Reserves deposited with lender:			
1001.	Hazard insurance 2 mo @ \$31.0000 per mo.	62.00	
1002.	Mortgage insurance		
1003.	City property taxes		
1004.	County property taxes 2 mo @ \$230.8100 per mo.	461.62	
1005.	Annual assessments (maint.)		
1006.			
1007.			
1008.			
1009.	Aggregate Adjustment		
1100. Title charges:			
1101.	Settlement or closing fee to Brooklyn Title Agency, Inc.	325.00	
1102.	Abstract or title search		
1103.	Title examination to Brooklyn Title Agency, Inc.	325.00	
1104.	Title insurance binder to Brooklyn Title Agency, Inc.	50.00	
1105.	Document preparation		
1106.	Notary fees		
1107.	Attorney's fees to Natalie Grubb		
Includes above items no.:			
1108.	Title insurance to Brooklyn Title Agency, Inc.	370.00	
Includes above items no.:			
1109.	Lender's coverage \$108,000.00 \$370.00		
1110.	Owner's coverage		
1111.	EPA Endorsement to Brooklyn Title Agency, Inc.	75.00	
1112.	Comprehensive Endorsement to Brooklyn Title Agency, Inc.	150.00	
1113.	Wire Courier Fee to Brooklyn Title Agency, Inc.	45.00	
1114.	Exam Update to Brooklyn Title Agency, Inc.	35.00	
1115.	Conditional Filing Fee to Brooklyn Title Agency, Inc.	25.00	
1116.	Transfer Fee		
1117.	Hold Signature to Brooklyn Title Agency, Inc.	28.00	
1118.	Special Tax Search		
1200. Government recording and transfer charges:			
1201.	Recording fees: Mortgage \$70.00	70.00	
1202.	City/county tax/stamps:		
1203.	State tax/stamps:		
1204.			
1205.			
1206.			
1300. Additional settlement charges:			
1301.	Survey Neff & Associates		
1302.	Pest inspection		
1303.	Payoff 1st Mtg. to Household Realty Corporation	98,349.94	
1304.	Payoff to Capital One	1,000.00	
1305.	Payoff to Capital One	1,207.20	
1306.	Payoff to Capital One	803.59	
1307.	Payoff to Capital One	1,139.64	
1308.	Payoff to Capital One	593.18	
1309.	2001 Taxes and FH 2002 to Cuyahoga County Treasurer	6,647.18	
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)	116,173.85	

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

*Patricia Joanne Kellicker*  
 Patricia Joanne Kellicker, NKA Patricia Joanne McNehey

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Brooklyn Title Agency, Inc.

Date

SELLER'S AND/OR PURCHASER'S STATEMENT Seller's and Purchaser's signature hereon acknowledges his/her approval of tax proration and signifies their understanding that proration was based on taxes for the preceding year, or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Purchaser; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution reasonable and proper compensation therefore and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computers, but not for aforesaid accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Seller and Purchaser hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The parties have read the above disclosure, recognize that the escrow agent herein is not a lender, accept its terms, and authorize Title Company to act as the escrow agent.

Seller

Patricia Joanne Kellicker, NKA Patricia Joanne McNehey